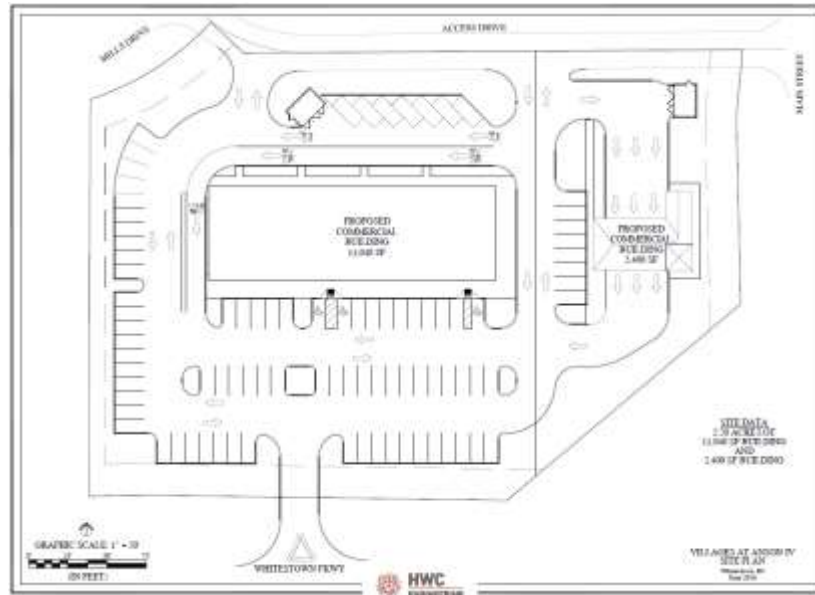




Staff Report PC16-018-DP

Villages at Anson IV - Development Plan

Docket PC16-018-DP Villages at Anson IV - The petitioner is requesting approval for development plan to be known as Villages at Anson IV. The subject property is currently zoned Anson PUD and is approximately 2.50 acres. This property is located at the northwest corner of Whitestown Parkway and Main Street. The petitioner is Rainbow Child and the engineer is Northpointe Engineering.



History

- Anson Development was approved by the Boone County Commissioners on August 6, 2004 and the Boone County Area Plan Commission on July 14, 2004 to be zoned as a PUD, Ordinance # 2004-10.
- An access drive north of the subject property, splitting parcel Q and R has been previously approved administratively. This access drive connects Mills Drive and gives access to these parcels to Main Street.

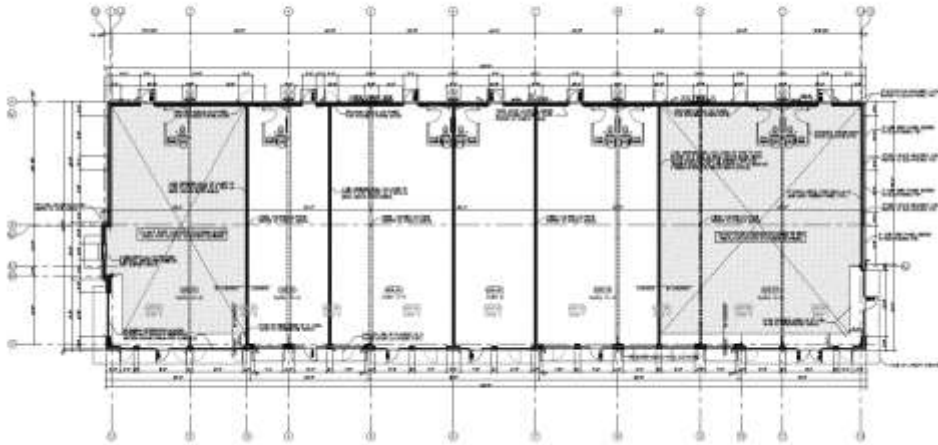
Proposed Development

The proposed development is a two (2) building development which proposes a single story retail commercial building that will be approximately 11,040 square feet. The second 2,400 square foot commercial building which is currently being proposed as an automotive maintenance business. The larger building is proposed to be split into 4-5 tenant areas ranging from 1,800-3,000 square feet spaces.

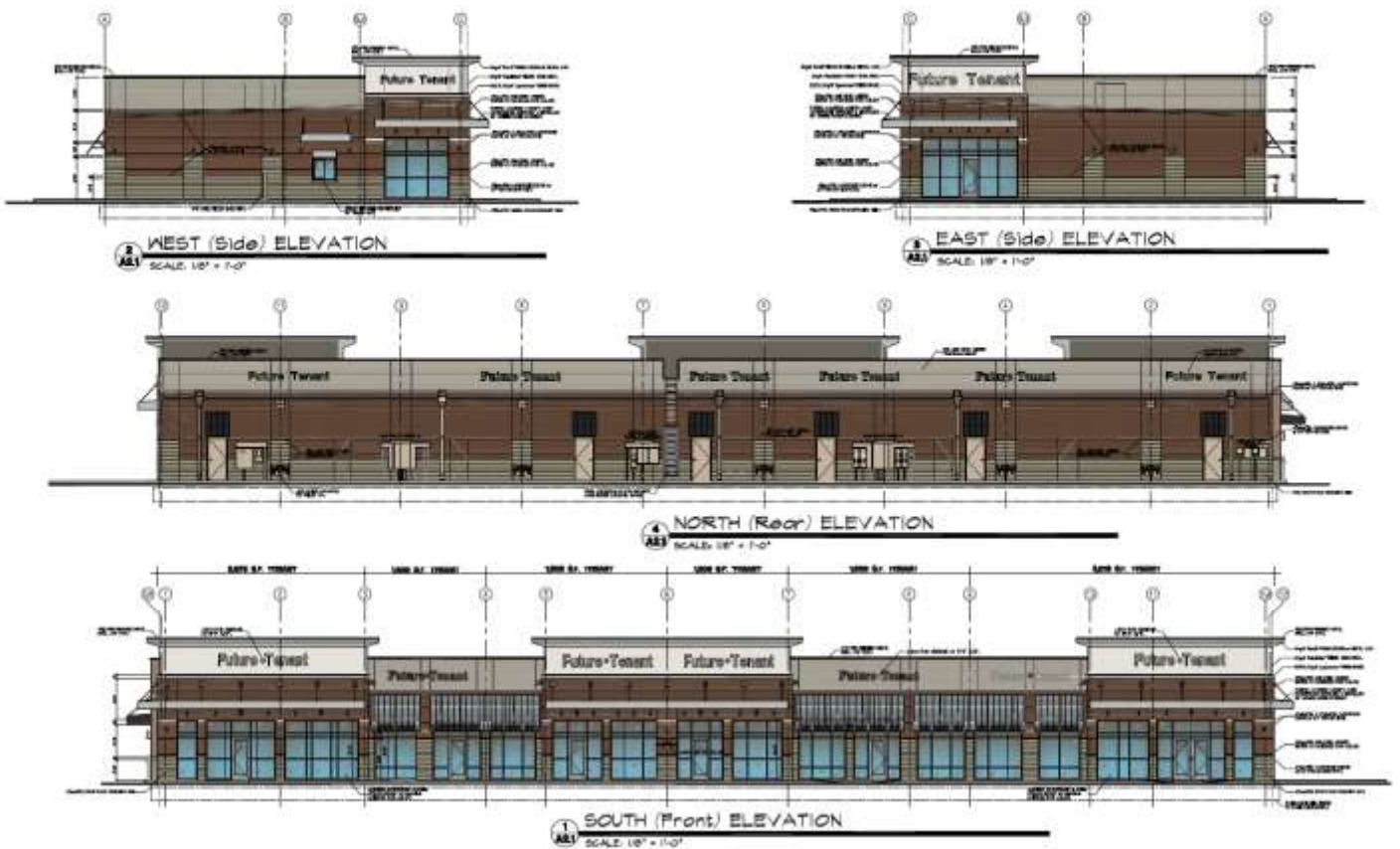
Villages IV is approximately 2.50 acres with access to a previously approved access drive that connects Mills Drive to Main Street. Additional access is provided through a right-in-right-out curb cut off Whitestown Parkway.

Adequate screening and landscaping have been provided from adjacent properties.

The proposed building layout of the multi-tenant commercial building is below:



Below is the proposed architecture and elevations for the 11,040 square foot building:



Compliance

The proposed development plan is in compliance with the standards of the I-65 PUD and Whitestown Zoning Ordinance.

Technical Advisory Committee Comments

Only a few comments are needed to address on the revised plans, but do not affect the consideration of the development plan at this time. Items to include:

- Final approval from Boone County Surveyor's Office
- Final comments from TAC to be addressed.

Staff Comments

Staff Recommendation

Staff recommends that the WPC approve the development plan known as Docket PC16-018-DP.